ORDINANCE NO. 2149

AN ORDINANCE OF THE CITY OF REDMOND. WASHINGTON, AMENDING THE REDMOND COMMUNITY **DEVELOPMENT** GUIDE IN ORDER TO ADOPT REGULATIONS RELATED TO THE PARKING RECREATIONAL AND UTILITY VEHICLES IN RESIDENTIAL AREAS (DGA 02-008), AND TO PROVIDE FOR A TWO-YEAR AMORTIZATION PERIOD; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, it has come to the attention of the Redmond City Council that there is a need to review existing regulations concerning the parking of recreational and utility vehicles in residential areas; and

WHEREAS, the protection of neighborhood character and preservation of community design represent strong values of the City as articulated by the policies of the Redmond Comprehensive Plan; and

WHEREAS, the City of Redmond desires to adopt regulations intended both to clarify and augment existing regulations regarding the appropriate placement and treatment of recreational and utility vehicles in residential areas; and

WHEREAS, the Planning Commission has conducted a public hearing to receive public comments on the proposed regulations; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued July 31, 2002 for the proposed regulations; and

WHEREAS, the City Council of the City of Redmond acknowledges that the proposed regulations are for the benefit of the public health, safety, and welfare, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at public meetings, the City Council hereby adopts the findings, analysis and conclusions in the *Planning Commission Report DGA 02-008*, Amendments to the Parking and Storage of Recreational/Utility Vehicles in Residential Areas (November 6, 2002).

Section 2. New Regulations Related to The Parking and Storage of Recreational, Utility and Commercial Vehicles in Residential Neighborhoods. Redmond Community Development Guide Section 20D.130.10-050 Parking and Storage of Recreational, Utility and Commercial Vehicles in Residential Neighborhoods, is hereby amended to read as set forth in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Other Changes to RCDG for Editing and Clarification Purposes.

Sections 20C.30.75, Outdoor Storage in Residential Zones and 20D.120 Outdoor Storage and Service Areas of the Redmond Community Development Guide are hereby amended to read as shown in Exhibit 1, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. Amortization Period. Any recreational or utility vehicle, as defined in Redmond Community Development Guide Section 20A.20.180, *Recreational and Utility Vehicles*, which was legally parked on a residential property during the week in which the effective date of this ordinance falls or through photo documentation or other evidence can prove prior establishment, may continue to be parked in the same manner for two years from the

effective date of this ordinance provided that the recreational or utility vehicle is in compliance with all regulations in effect when the parking of the vehicle was legally established.

Section 5. Severability. If any regulation, section, sentence, clause, or phrase of this ordinance, or any regulation adopted or amended hereby, should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other regulation, section, sentence, clause, or phrase of this ordinance or any regulation adopted or amended hereby.

Section 6. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

BONNIE MATTSON, CITY CLERK

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FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED: EFFECTIVE DATE:

ORDINANCE NO.: 2149

December 31, 2002

January 7, 2003

January 8, 2003 January 11, 2003

January 16, 2003

20D.130.10-050 Parking and Storage of Recreational, Utility and Commercial Vehicles in Residential Neighborhoods.

- (1) Purpose. The intent of this section is to define permitted locations for the parking of Recreational, Utility and Commercial Vehicles within residential areas of the City such that neighborhood quality and character are maintained.
- (2) Exemptions. Pickup or light trucks, 10,000 pounds gross weight or less, with or without a mounted camper unit, which are primarily used by the property owner for transportation purposes are exempt from this section.
- (3) Recreational and Utility Vehicles. Requirements.
 - (a) General Requirements. Vehicles may be parked in any area which is either residentially zoned or used for residential purposes, including City Center, provided the following conditions are met:
 - (i) Vehicles shall not intrude into a right-of-way or access easement or obstruct sight visibility from adjacent driveways, rights-of-way or access easements.
 - (ii) Recreational vehicles shall be operable and maintained in a clean, well-kept state that does not detract from the appearance of the surrounding area.
 - (iii) Recreational vehicles equipped with liquefied petroleum gas containers shall meet the standards of the Interstate Commerce Commission. Valves or gas containers shall be closed when the vehicle is stored, and, in the event of leakage, immediate corrective action must be taken.
 - (iv) Vehicles shall not be parked in a waterfront building setback, on slopes greater than 15 percent, in designated open spaces or recreational areas, in sensitive areas, in sensitive area buffers, or in floodways.
 - (v) Recreational vehicles may be occupied on a temporary basis not to exceed 30 days within one calendar year.
 - (vi) Unless the Uniform Building Code or Uniform Fire Code dictate otherwise, there shall be no minimum building separation for Recreational and Utility Vehicles.
 - (vii) Screening Requirements:

- (A) Vehicles parked on the side or rear of a residential property must be sight screened from the closest abutting street right of way when the vehicle is not parked perpendicular to the right-of-way.
- (B) Type I landscaping or an equivalent method as determined by the Code Administrator that meets the intent of this section shall be used.
- (C) Other screening may be required at the discretion of the Code Administrator.
- (b) Permitted Parking Locations.

A vehicle may be located in the following areas listed in order of priority, provided the general requirements of 20D.130.10-050(3)(a) are met:

- (i) Within a vented garage or carport;
- (ii) In a side or rear yard.
- (iii) Within a front yard on a driveway only, parked perpendicular to the right-of-way. See Appendix 20D-3 Construction Specification and Design Standards for Streets and Access.
- (iv) In other locations if determined by the Code Administrator to be less obtrusive than the above locations. Screening the recreational vehicle with landscaping, fencing or a combination of the two may be required to meet this standard.
- (v) If none of the above locations are feasible, the recreational/utility vehicle must be stored off-site.
- (c) Effective Date. Notwithstanding any other provision of this section, for a maximum two-year period from the effective date of the first ordinance codified in this sub-section, a recreational or utility vehicle which was owned and was being parked on a property by the occupant of the property on the effective date of this ordinance may continue to be parked provided that all such vehicles must be in compliance with all relevant requirements in effect prior to the adoption of the revisions.
- (4) Truck Tractors and Trailers, Large Commercial Vehicles. Parking of commercial vehicles over 10,000 lbs. gross weight is prohibited in residential areas. (Formerly 20C.20.150(25))

20C.30.75 Outdoor Storage in Residential Zones.

20C.30.75-010 Purpose.

The purpose of the residential outdoor storage regulations is to ensure that adequate opportunity is allowed for the outdoor storage of vehicles and materials in residential zones while not impacting the character and uses intended for residential zones in Redmond. (Ord. 1901)

20C.30.75-020 Requirements.

- (1) Limitations. Outdoor storage is prohibited in all residential zones except when the items stored are customarily associated with and accessory to the use of the dwelling and comply with the requirements of RCDG 20C.30.75.
- (2) Allowed Outdoor Storage. Items customarily associated with the residential use of a dwelling may be stored outside provided the following conditions are met:
 - (a) Outdoor storage may only take place outside of the front yard setbacks, side yard setbacks, waterfront building setbacks, slopes greater than 15 percent, designated open spaces or recreational areas, sensitive areas, sensitive area buffers, and floodways.
 - (b) Except for vehicles allowed under RCDG 20C.30.60-030 or subsection (3) or (4), outdoor storage shall not be visible from a public or private street. Fences or screening may be used to ensure that an outdoor storage area is not visible from the street.
 - (c) Outdoor storage areas shall not prevent emergency access to the residence or any outbuilding.
 - (d) Outdoor storage shall not cover more than 200 square feet of land area.
 - (e) Materials stored outdoors shall not attract pests or vermin and shall not be dangerous.
 - (f) Except for motor vehicles allowed under RCDG 20C.30.60-030 or subsection (3) or (4), materials stored outdoors shall not be owned by or used in any business or industry including a home business.
 - (g) Except for vehicles allowed under RCDG 20C.30.60-030 or subsection (3) or (4), materials stored outdoors shall not exceed a height of six feet nor shall they be stacked or stored higher than six feet.

- (3) Recreational and Utility Vehicles. See RCDG 20D.130.10-050, Parking and Storage of Recreational/Utility and Commercial Vehicles in Residential Neighborhoods.
- (4) Commercial Vehicles.
 - (a) Allowed Commercial Vehicles.
 - (i) Within a residential zone, no more than one commercial vehicle may be parked on a lot(s) occupied by a residence or on a street(s) adjoining the residence. Where a lot includes more than one residence, one commercial vehicle may be parked on the lot(s) or an adjoining street for each residence. Notwithstanding this provision, where an accessory dwelling and a primary dwelling occupy one or more lots, only one commercial vehicle may be parked on the lot(s) occupied by the residences or on the street(s) adjoining the residences.
 - (ii) Only residents may park a commercial vehicle within a residential zone. The commercial vehicle shall only be parked on the lot(s) occupied by the commercial vehicle user or a street which adjoins the user's residence.
 - (iii) The commercial vehicle shall be operable.
 - (iv) Other than cleaning the commercial vehicle, maintenance and repairs shall not be performed on the commercial vehicle within a residential zone except on the premises of a home business which meets the requirements of RCDG 20C.30.60-030(12).
 - (v) The commercial vehicle shall not be parked or stored on a lawn or in any landscaped area.
 - (b) Prohibited Commercial Vehicles. Except as provided in subsection (4)(c), truck tractors, truck tractor trailers, vehicles over 10,000 pounds gross weight, and commercial vehicles which do not comply with subsection (4) shall not be parked or stored within a residential zone.
 - (c) Vehicles used in a business may be parked in a residential zone when making pickups or deliveries or being used in conjunction with the performance of a service on property within a residential zone. (Ord. 1901)

20D.120.10-020 Storage of Materials and Products.

Unless expressly prohibited, the outdoor storage of any material or product used in production, kept for sale on the premises or awaiting shipment, and any production waste, shall be allowed only when such storage complies with the requirements set forth in the chart entitled "Requirements for Outdoor Storage".

Zone	or Outdoor Storage			
zone	Permitted Storage	Requirements	Area	Screening
City Center	Public Street Furniture Sidewalk Restaurants Seasonal Items Special Public Event Auto and Boat Sales Display	Per 20D.170.20		Per 20D.170.20
RC GDD ODD DD	Bulk Storage of more than 3 days with approval by Technical Committee except Vehicle Storage in CC	Maximum height and width of four feet Nonbulk must be stored less than 24 hours	As Defined in 20D.120.10- 070	May be required by Technical Committee (nonbulk exempt)
GC Convenience Commercial Cluster	Public Street Furniture Sidewalk Restaurants Seasonal Items Special Public Events			
	Bulk Storage of more than 3 days with approval by Technical Committee including Vehicle Storage	Maximum height 10 feet		Required as specified in 20D.120.10-040 and from streets and parks
		Nonbulk must be stored less than 24 hours		(nonbulk exempt)
A, UR, RA, BP, OV, MP and I	All types	Maximum height 20 feet		Required as in 20D.120.10-040
NC and R	Recreational vehicles as provided in RCDG 20D.130.10-050, Parking and Storage of Recreational Vehicles			Required as specified in 20D.130.10- 050

(Ord. 2105; Ord. 1756. Formerly 20C.20.140(10))